

# Warwick District Council

## Community Infrastructure Levy

### Draft Charging Schedule

**April 2017**

**Table 1: Draft Charging Schedule (£s per square metre)**

Type of development	Zones B & D <i>(much of Leamington, Whitnash and high value rural)</i>	Zone C <i>(Kenilworth)</i>	Zone A <i>(Warwick, East of Leamington and lower value rural)</i>
Residential	£195	£140	£70
Strategic residential	£55	£25	Nil
Retail – prime Leamington	£65	Nil	Nil
Convenience based supermarkets, superstores and retail parks	£105		
Student housing	£100		
Hotels	Nil		
Offices	Nil		
Industrial and warehousing	Nil		
All other uses	Nil		

NB: The charges above are index linked so may increase or decrease slightly from 2018 onwards

## **1 Proposed Exemptions and Payment Terms**

### **1.1 Exemptions**

The CIL Regulations 2010 exempt the following types of development from liability for CIL:

- Development by registered charities for the delivery of their charitable purposes
- Those parts of a development which are to be used as affordable housing

- The conversion of any building previously used as a dwelling house to two or more dwellings
- Development of less than 100 square metres of new build floorspace, provided that it does not result in the creation of a new dwelling
- The conversion of, or works to, a building in lawful use that affects only the interior of the building
- Development of buildings and structures into which people do not normally go (e.g. pylons, wind turbines, electricity sub stations)
- Self build dwellings

**1.2** Under the Regulations, charging authorities also have discretionary powers to provide relief on:

- Development by charitable institutions for non-charitable purposes but which forms part of the charity's investment activities; and,
- in exceptional circumstances the charging authority can also allow exemptions where:
  - o the cost of complying with S106 planning obligation is greater than the chargeable amount payable by a developer;
  - o there is an unacceptable impact on the economic viability of a development; and,
  - o the granting of relief would not constitute state aid.

**1.3** The Council is not proposing to provide relief on Development by charitable institutions for non-charitable purposes. However, where a developer can clearly demonstrate (in line with Policy DM2 of the Draft Local Plan) that a CIL Charge will impact on scheme viability and that the scheme can clearly deliver sustainable development, then Council may consider the case for exceptional relief on a case by case basis.

**1.4** In line with paragraph 25-061-20140612 of the Planning Practice Guidance, the Council will consider payment "in kind" for CIL rather than direct financial payments. This should be discussed on a case by case basis and will only be accepted where the value of the "in kind" can be demonstrated to match or exceed the value of the financial payment that would otherwise be made.

**1.5** Based on available evidence the Council considers the proposed charge is viable. The level of charge will be monitored to ensure it remains viable. Should market or other conditions change the viability of development, the Council will introduce a revised CIL charging schedule.

**1.6 Instalments Policy**

The Council is able to accept payment of CIL in instalments (under Regulation 69B of the Community Infrastructure Levy (Amendment) Regulations 2011). In order to assist developers in financing development in the District, the Council proposes to allow payment of CIL by instalments depending on the total amount of the liability. Details of the instalments policy will be determined prior to adoption of CIL.